

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Varand Gourjian, Esq. (SBN 205344) GOURJIAN LAW GROUP, PC 101 N. Brand Blvd., Suite 1220 Glendale, CA 91203 Telephone: (818) 956-0100 Facsimile: (818) 956-0123 Email: varand@gourjianlaw.com	FOR COURT USE ONLY
<input type="checkbox"/> Debtor(s) appearing without an attorney <input checked="" type="checkbox"/> Attorney for: Wesley H. Avery, Chapter 7 Trustee	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: OH HYUNG KIM	CASE NO.: 2:18-bk-10687-ER CHAPTER: 7
	NOTICE OF OPPORTUNITY TO REQUEST A HEARING ON MOTION [LBR 9013-1(o)]
Debtor(s).	[No hearing unless requested in writing]

TO THE U.S. TRUSTEE AND ALL PARTIES ENTITLED TO NOTICE, PLEASE TAKE NOTICE THAT:

1. Movant(s) Wesley H. Avery, Chapter 7 Trustee,
filed a motion or application (Motion) entitled Chapter 7 Trustee's Motion to Set Aside Dismissal of Case;
Declaration of Wesley H. Avery in Support Thereof.
2. Movant(s) is requesting that the court grant the Motion without a hearing as provided for in LBR 9013-1(o), unless a party in interest timely files and serves a written opposition to the Motion and requests a hearing.
3. The Motion is based upon the legal and factual grounds set forth in the Motion. (*Check appropriate box below*):
☒ The full Motion is attached to this notice; or
☐ The full Motion was filed with the court as docket entry # _____, and a detailed description of the relief sought is attached to this notice.
4. **DEADLINE FOR FILING AND SERVING OPPOSITION PAPERS AND REQUEST FOR A HEARING:** Pursuant to LBR 9013-1(o), any party who opposes the Motion may request a hearing on the Motion. The deadline to file and serve a written opposition and request for a hearing is 14 days after the date of service of this notice, plus 3 additional days if you were served by mail or pursuant to F.R.Civ.P. 5(b)(2)(D) or (F).

- a. If you timely file and serve a written opposition and request for a hearing, movant will file and serve a notice of hearing at least 14 days in advance of the hearing. [LBR 9013-1(o)(4)]
- b. If you fail to comply with this deadline:
 - (1) Movant will file a declaration to indicate: (1) the Motion was properly served, (2) the response period elapsed, and (3) no party filed and served a written opposition and request for a hearing within 14 days after the date of service of the notice [LBR 9013-1(o)(3)];
 - (2) Movant will lodge an order that the court may use to grant the Motion; and
 - (3) The court may treat your failure as a waiver of your right to oppose the Motion and may grant the Motion without further hearing and notice. [LBR 9013-1(h)]

Respectfully submitted,

Date: 03/22/2018

/s/ Varand Gourjian /s/
Signature of Movant or attorney for Movant

Varand Gourjian, Esq.
Printed name of Movant or attorney for Movant

1 Varand Gourjian (SBN 205344)
2 **GOURJIAN LAW GROUP, P.C.**
3 101 North Brand Boulevard, Suite 1220
4 Glendale, CA 91203
5 Telephone No. (818) 956-0100
6 Facsimile No. (818) 956-0123
7 varand@gourjianlaw.com

8 (Proposed) Attorney for Wesley H. Avery, Chapter 7 Trustee

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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

In re

OH HYUNG KIM,
Debtor.

Case No. 2:18-bk-10687-ER
Chapter 7

**CHAPTER 7 TRUSTEE'S MOTION TO
SET ASIDE DISMISSAL OF CASE;
DECLARATION OF WESLEY H. AVERY
IN SUPPORT THEREOF**

[No Hearing Required]

**TO THE HONORABLE ERNEST M. ROBLES, UNITED STATES BANKRUPTCY JUDGE,
THE OFFICE OF THE UNITED STATES TRUSTEE, CREDITORS, THE DEBTOR,
DEBTOR'S COUNSEL, AND OTHER PARTIES IN INTEREST:**

Wesley H. Avery, the duly appointed and acting chapter 7 trustee (the "Trustee") of the bankruptcy estate (the "Estate") of the above-captioned debtor, Oh Hyung Kim, an individual (the "Debtor"), in Case No. 2:18-bk-10687-ER (the "Bankruptcy Case"), hereby brings this Motion to Set Aside Dismissal of Case (the "Motion"). In support thereof, the Trustee respectfully submits the following:

I. STATEMENT OF FACTS

The Debtor filed a voluntary Chapter 7 petition on January 22, 2018 *pro se*, and Wesley H. Avery was appointed as the Chapter 7 Trustee. The Debtor failed to file the required schedules and

1 statements by the Court's deadline of February 5, 2018. As such, on February 9, 2018, an order was
2 entered dismissing the case for "Failure to File Schedules, Statements, and/or Plan." See Exhibit A.

3 However, based on the Trustee's investigation of the Debtor's case, it appears the Debtor
4 transferred a partial interest in the real property listed on the Petition, 818 E. Acacia Avenue, Unit C,
5 Glendale, CA 91205 (the "Property"), to two entities, Town Bancorp and Hancock Corporation, via
6 a grant deed recorded with the Los Angeles County Recorder's Office on September 6, 2011. See
7 Exhibit B. Upon further analysis of each of these entities, it appears that they are fraudulent or "shell"
8 entities created solely for the purpose of abusing and exploiting the bankruptcy system. Each entity
9 is associated with a number of other bankruptcy cases and hold interests in subject real estate
10 properties in those bankruptcies. See Exhibit C for query results for each entity.

11 The Trustee believes the Property, if recovered and administered, would serve to benefit the
12 creditors of the Estate. For these reasons, the Trustee respectfully requests that this Court grant the
13 Motion and vacate the dismissal of the Bankruptcy Case so that the Trustee may continue further
14 analyzing the entities and the transfer and proceed with the administration of the Property.

15 16 **II. LEGAL STANDARDS & DISCUSSION**

17 **a. The Trustee's Motion Meets the Legal Standards Required Under Fed. R. Civ. P.** 18 **60(b).**

19 **i. Grounds for Relieving Party from Final Order.**

20 Pursuant to Federal Rule of Civil Procedure 60(b), "the court may relieve a party...from a
21 final judgment, order, or proceeding" for several reasons, which, in pertinent part, include: (i)
22 mistake, inadvertence, surprise, or excusable neglect; (ii) newly discovered evidence that, with
23 reasonable diligence, could not have been discovered in time to move for a new trial under Rule
24 59(b); or (iii) any other reason that justifies relief. Rule 9024 of the Federal Rules of Bankruptcy
25 Procedure incorporates Federal Rule of Civil Procedure 60(b) to cases under the Bankruptcy Code.

26 According to the Ninth Circuit Court of Appeal, Rule 60 "is to be liberally construed to
27 effectuate the general purpose of seeing that cases are tried on the merits." *Rodgers v. Watt*, 722
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1 F.2d 456, 459 (9th Cir. 1983) (internal citations omitted). Here, any of these grounds to relieve a
2 party from an order may apply. For relief under Rule 60(b)(1), which is based upon “mistake,
3 inadvertence, surprise, or excusable neglect,” the Court applies a four-factor test to determine
4 whether a party’s omission is excusable: (1) the danger of prejudice to the opposing party; (2) the
5 length of the delay and its potential impact on the proceedings; (3) the reason for the delay; and (4)
6 whether the movant acted in good faith. Pioneer Inv. Servs. Co. v. Brunswick Assocs. Ltd. P’ship,
7 507 U.S. 380, 395 (1993); Briones v. Riviera Hotel & Casino, 116 F.3d 379, 381 (9th Cir. 1997).

8 First, if the Court were to grant this Motion, there is no risk of unfair prejudice to the Debtor,
9 or any other interested parties. The Bankruptcy Case was voluntarily filed by the Debtor and the
10 dismissal order was a result of the Debtor’s failure to file additional required documents.
11 Furthermore, if the dismissal is *not* vacated, the creditors of the Estate would be unfairly prejudiced.
12 Next, the length of delay and impact on judicial proceedings between the order of the dismissal and
13 the vacation of the dismissal is minimal. The Motion was filed less than two months after the entry
14 of the dismissal order. Third, the reasons for delay are clear—the case would not have been
15 dismissed had it not been for the Debtor’s failure to file his schedules by the Court’s deadline. It is
16 only a result of the Debtor’s own delays that the dismissal order was entered, compelling the Trustee
17 to file this Motion. Lastly, the Trustee is clearly acting out of good faith. In fact, the Trustee’s filing
18 of this instant Motion only illustrates the Trustee’s continual efforts to act in good faith and to uphold
19 his duties as a fiduciary of the Estate. All of these factors, when comprehensively analyzed against
20 the facts of this Bankruptcy Case, heavily weigh in favor of granting this Motion.

21 This Motion may also be granted under Rule 60(b)(2) on the basis of “newly discovered
22 evidence that, with reasonable diligence, could not have been discovered in time to move or a new
23 trial under Rule 59(b).” Trial was never set in this Bankruptcy Case, so any information that the
24 Trustee newly discovered could serve as a basis for granting the Motion. Here, the Trustee’s
25 investigation of the Property shows that there was a potentially fraudulent transfer. As such, the
26 Motion may also be granted under Rule 60(b)(2).

1 Finally, Federal Rule of Civil Procedure 60(b)(6) permits a Court to vacate a judgment for
2 “any other reason that justifies relief.” In this instance, the Property is a potential asset that can
3 benefit the creditors of the Estate. The Trustee is seeking an order setting aside the dismissal to
4 allow him to investigate, pursue, and administer the Property for the creditors’ benefit. This is yet
5 another reason that justifies the relief the Trustee is seeking by this Motion.

6 **ii. Bringing the Motion Within a Reasonable Time.**

7 Rule 60(c) of the Federal Rules of Civil Procedure requires that a motion brought under Rule
8 60(b) “be made within a reasonable time—and for reasons (1), (2), and (3) no more than a year after
9 the entry of the judgment or order or the date of the proceeding.” This Motion is timely because it
10 was brought within a reasonable time. The order for dismissal was entered on February 9, 2018 and
11 the Motion was filed less than two months thereafter. As it pertains to Rule 60(b)(1) and (2), the
12 Motion was certainly brought within less than a year after the dismissal order was entered.

13 **b. The Trustee Has Followed the Procedural Guidelines for Requesting the**
14 **Dismissal to be Vacated as Set Forth in Loc. Bankr. R. 1017-2(c)(1) and 9013-1.**

15 Pursuant to Local Bankruptcy Rule 1017-2(c)(1), a motion to vacate dismissal “may be ruled
16 on without further notice or hearing pursuant to LBR 9013-1(q).” Local Bankruptcy Rule 9013-
17 1(q), and specifically, subsection (4), lists a “Debtor’s Motion to Vacate an Order Dismissing a
18 Bankruptcy Case, when dismissal was due to failure to file a required document” as a motion that
19 may be determined without additional notice and without hearing “because the parties requiring
20 notice already receive notice via an NEF.”

21 Although these rules appear to apply to Motions to Vacate Dismissals filed by debtors, the
22 Court may have the discretion to apply them to this Motion as well. This is especially true in light
23 of the fact that the Trustee is a fiduciary of the Estate and the vacation of a dismissal in this case
24 may serve to benefit the Estate’s creditors. As such, the Trustee respectfully asks that this Court
25 vacate the order dismissing the Bankruptcy Case.


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III. CONCLUSION

For the foregoing reasons, the Trustee asks that (i) the Motion be granted in its entirety, (ii) the dismissal of the Bankruptcy Case be vacated to allow for additional investigation and analysis of the Property and its transfers, and (iii) grant such other and further relief as the Court deems just and proper.

Date: March 22, 2018



Varand Gourjian, Esq.
(Proposed) Attorney for Wesley H. Avery
Chapter 7 Trustee

DECLARATION OF WESLEY H. AVERY

I, Wesley H. Avery, hereby declare as follows:

1. I am an attorney duly licensed under the laws of the State of California. I am an individual above the age of 18 years of age. I am a member of the Panel of Bankruptcy Trustees in the Central District of California. All facts stated herein are known by me to be true through my own personal knowledge and I would and could competently testify thereto in a court of law if called upon to do so.

2. I was appointed Chapter 7 Bankruptcy Trustee for the Bankruptcy Estate of Oh Hyung Kim (the "Estate"), the Debtor herein (the "Debtor").

3. The Debtor filed a voluntary Chapter 7 petition on January 22, 2018 *pro se*, and I was appointed as the Chapter 7 Trustee.

4. The Debtor failed to file the required schedules and statements by the Court's deadline of February 5, 2018. On February 9, 2018, an order was entered dismissing the case for "Failure to File Schedules, Statements, and/or Plan." See Exhibit A.

5. Based on my investigation of the Debtor's case, it appears the Debtor transferred a partial interest in the real property listed on the Petition, 818 E. Acacia Avenue, Unit C, Glendale, CA 91205 (the "Property"), to two entities, Town Bancorp and Hancock Corporation, via a grant deed recorded with the Los Angeles County Recorder's Office on September 6, 2011. See Exhibit B.

6. Upon further analysis of each of these entities, it appears that they are fraudulent or "shell" entities solely created for the purpose of abusing and exploiting the bankruptcy system. Each entity is associated with a number of other bankruptcy cases and holds interest in subject real estate properties in those bankruptcies. See Exhibit C for query results for each entity.

7. I believe the Property, if recovered and administered, would serve to benefit the creditors of the Estate. For these reasons, I respectfully requests that this Court grant the Motion and vacate the dismissal of the Bankruptcy Case so that we may continue to further analyze the entities and the transfer and proceed with the administration of the Property.

1 I declare under penalty of perjury under the laws of the United States of America that the
2 foregoing is true and correct.

3 Executed this ²² day of March, 2018, at Los Angeles, California.

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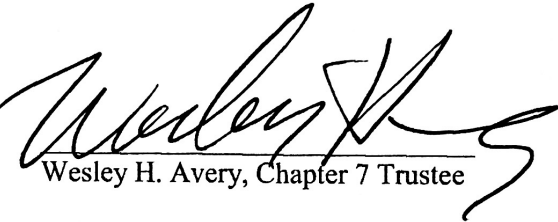

Wesley H. Avery, Chapter 7 Trustee

Exhibit A

**United States Bankruptcy Court
Central District of California**

255 East Temple Street, Los Angeles, CA 90012

**ORDER AND NOTICE OF DISMISSAL FOR
FAILURE TO FILE SCHEDULES, STATEMENTS AND/OR PLAN**

DEBTOR INFORMATION:

Oh Hyung Kim

BANKRUPTCY NO. 2:18-bk-10687-ER

CHAPTER 7

Last four digits of Social-Security or Individual Taxpayer-Identification (ITIN) No(s)., (if any): xxx-xx-3313

Employer Tax-Identification (EIN) No(s).(if any): N/A

Debtor Dismissal Date: 2/9/18

Address:

818 E Acacia Avenue Unit C
Glendale, CA 91205

It appearing that the debtor(s) in the above-captioned case has failed to file all the documents required under FRBP 1007 or 3015(b) within 14 days after the filing of the petition and no motion for an order extending the time to file the required documents has been timely filed in accordance with FRBP 1007(a)(5) or 3015(b),

IT IS HEREBY ORDERED THAT:

- 1) The case is dismissed.
- 2) The automatic stay is vacated.
- 3) Any discharge entered in this case is vacated.
- 4) The Court retains jurisdiction on all issues involving sanctions, any bar against being a debtor in bankruptcy, all issues arising under Bankruptcy Code §§ 105, 109(g), 110, 329, 349, and 362, and to any additional extent provided by law.

Dated: February 9, 2018

By the Court,

Kathleen J. Campbell
Clerk of Court

Exhibit B

This page is part of your document - DO NOT DISCARD



20111202965



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/06/11 AT 10:18AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201109060620011

00004634994



003493088

SEQ:
03

DAR - Counter (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

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RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

TOWN BANCORP
137 N LARCHMONT BLVD #607
LOS ANGELES, CA 90004

THIS SPACE FOR RECORDER'S USE ONLY:

A.P.# 5676-004-042

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$ NONE and is
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☐ unincorporated area; ☐ City of Glendale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

OH HYUNG KIM. A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY

hereby GRANT(s) to

OH HYUNG KIM; TOWN BANCORP; HANCOCK CORPORATION

the following described property in the City of Glendale County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF EXHIBIT "A"

This is a bona fide gift and the grantor received nothing in return, R&T 11911

DATE 8/25/2011

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 2nd September, 2011

before me, UN SOHN

a Notary Public in and for said State, personally appeared

OH HYUNG KIM

[Signature]
OH HYUNG KIM

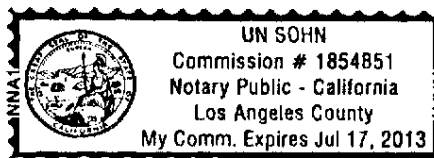
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature

[Signature]

name (typed or printed)



(This area for official notarial seal)

04 2900011

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EXHIBIT "A"

Loan #: 0680454089

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THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF
GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED
AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 32143, IN THE CITY OF GLENDALE,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 851, PAGE(S) 91 AND 92 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT NO. 18 OF THE
CONDOMINIUM PLAN RECORDED FEBRUARY 25, 1975 AS INSTRUMENT NO.
2764 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED 1/41ST INTEREST IN AND TO THAT PORTION OF LOT 1 OF
SAID TRACT NO. 32143, SHOWN AND DEFINED AS "COMMON AREA" ON SAID
CONDOMINIUM PLAN.

Exhibit C

Select a Case

There were 9 matching persons.

There were 9 matching cases.

Name	Case No.	Case Title	Chapter / Lead BK case	Date Filed	Party Role	Date Closed
TOWN BANCORP FUNDING (pty) (1 case)	2:06-ap-01862-VK	TIMOTHY J. YOO v. H.O.D. PROPERTIES LLC et al	<i>Lead BK: 2:05- bk-50147-VK Jai Hak Sim and Joanne Sim</i>	08/10/06	Counter- Defendant	04/01/09
Town Bancorp (pty) (1 case)	2:11-bk-52937-EC	Esther Bak	7	10/14/11	Debtor	02/10/12
Town Bancorp (pty) (1 case)	2:12-bk-11919-TD	Kwang Jae Lee	7	01/19/12	Debtor	03/29/12
Town Bancorp (pty) (1 case)	2:11-bk-35644-EC	Town Bancorp	7	06/14/11	Debtor	11/29/11
Town Bancorp (pty) (1 case)	2:12-bk-17636-RN	Don Ho Kim	7	03/02/12	Debtor	06/19/12
Town Bancorp (pty) (1 case)	1:11-bk-19239-MT	Kil Won Seo	7	08/02/11	Debtor	10/31/12
Town Bancorp Funding (pty) (1 case)	2:10-bk-50149-BR	Boss Tec America	7	09/21/10	Petitioning Creditor	03/08/11
Town Bancorp Funding Corp (pty) (1 case)	2:05-ap-01274-AA	Shin v. Town Bancorp Funding Corp	<i>Lead BK: 2:04- bk-18354-AA Dong Il Shin</i>	03/15/05	Defendant	03/30/11
Town Bancorp Funding Corp (pty) (1 case)	2:06-ap-01031-SB	Menchaca v. Calimac Asset Management	<i>Lead BK: 2:05- bk-25278-SB Kim I Chung</i>	01/06/06	Defendant	12/20/06

PACER Service Center

Transaction Receipt

Select a Case

There were 3 matching persons.

There were 3 matching cases.

Name	Case No.	Case Title	Chapter / Lead BK case	Date Filed	Party Role	Date Closed
Hancock Corporation (pty) (1 case)	2:11-bk-41105-RN	Joo Young Bong	7	07/21/11	Debtor	10/27/11
Hancock Corporation (pty) (1 case)	2:11-bk-54640-BB	Seung In Kim	7	10/27/11	Debtor	04/19/12
Hancock Corporation (pty) (1 case)	2:12-bk-12902-RK	Sook Yang Ha	7	01/27/12	Debtor	09/20/12

PACER Service Center			
Transaction Receipt			
03/21/2018 15:47:50			
PACER Login:	GLG91203:3494443:0	Client Code:	kim
Description:	Search	Search Criteria:	LName: hancock corporation
Billable Pages:	1	Cost:	0.10

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
101 N. Brand Blvd., Suite 1220, Glendale, CA 91203

A true and correct copy of the foregoing document entitled (*specify*): CHAPTER 7 TRUSTEE'S MOTION TO SET
ASIDE DISMISSAL OF CASE- DECLARATION OF WESLEY H. AVERY IN SUPPORT THEREOF- NOTICE OF
OPPORTUNITY TO REQUEST A HEARING ON MOTION

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 03/22/2018, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Wesley H Avery (TR) wes@averytrustee.com,
C117@ecfbis.com;lucy@averytrustee.com;alexandria@averytrustee.com
Edward A Treder cdcaecf@bdfgroup.com
United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 03/22/2018, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Oh Hyung Kim
818 E Acacia Avenue Unit C
Glendale, CA 91205

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) 03/22/2018, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Ernest M. Robles
United States Bankruptcy Court - Central District of CA
255 E. Temple St., Suite 1560
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/22/2018 Pateel Tavidian
Date Printed Name

/s/ Pateel Tavidian
Signature

Label Matrix for local noticing

0973-2

Case 2:18-bk-10687-ER

Central District of California

Los Angeles

Thu Mar 22 08:56:45 PDT 2018

JP MORGAN CHASE BANK, N.A

PO BOX 183222

Columbus, OH 43218-3222

Los Angeles Division

255 East Temple Street,

Los Angeles, CA 90012-3332

NATIONSTAR MORTGAGE, LLC

8950 Cypress Waters Blvd

Coppell, TX 75019-4620

Citi Mortgage, Inc.

1000 Technology, Inc Drive

O,Fallon , MO 63368-2240

US BANK, NATIONNAL ASSOCTTION

NATIONSTAR

8950 Cypress Waters BL

Coppell, TX 75019-4620

United States Trustee (LA)

915 Wilshire Blvd, Suite 1850

Los Angeles, CA 90017-3560

Oh Hyung Kim

818 E Acacia Avenue Unit C

Glendale, CA 91205-3035

Wesley H Avery (TR)

758 E. Colorado Blvd., Suite 210

Pasadena, CA 91101-5407

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Courtesy NEF

End of Label Matrix

Mailable recipients 8

Bypassed recipients 1

Total 9